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Legal Action Report – Meeting Minutes Design Review Board (DRB)

Pursuant to safe practices during the COVID 19 pandemic, all in-person public meetings were cancelled until further notice. Members of the Design Review Board (DRB) held a virtual meeting, which was open to the public on:

Friday May 22, 2020, 7:30 a.m.

Via GoTo Meeting, at <https://global.gotomeeting.com/join/420507989>

AGENDA

1. Call to Order / Roll Call - 7:34 AM

Mike Anglin (Chair)	Present – Arrived 7:51 AM
Nathan Kappler	Present
Shawn Protz	Present
Chris Stebe	Present
Caryl Clement	Absent

A quorum was established.

2. Review and Approval of the 3/9/2020 LAR and Meeting Minutes

Action Taken

Motion was made by Member Protz to approve the LAR and Draft Minutes of March 9, 2020 as submitted, duly seconded by Member Stebe, passed by a voice vote of 3-0. All in favor. Motion passed unanimously.

3. Call to the Audience

No Speakers

4. Case # [RNA-DRB-20-01](#) ([T20SA00145](#)) – Tenant Improvement for Farhang & Medcoff Offices

Associated Construction Documents: [T20CM02335](#)

Rio Nuevo (RNA) Review

100 S. Church Avenue, Parcel # 11720016H

OCR-2 Zoning

Action Taken

The applicant presented the project and clarified the following items in response to DRB members' questions:

1. New windows being added to east façade, more pedestrian-scale.
2. The main entrance to the building will be in the back (south elevation).
3. Exterior lighting will be provided under canopy, down shielded. Lighting will be added to application.

4. Retail use will be added on the first floor.
5. Adding steel façade element and stucco relief element around windows.
6. Round element of elevator shaft will be squared instead.
7. Will verify if second floor window along Broadway will be removed; plans will be revised accordingly.
8. Signage will be added
9. Utilities at corner of Broadway Blvd. and Church Ave. will be screened with vegetation; not feasible to relocate.

The DRB expressed the following feedback:

1. More articulation could be provided along Church Ave.; perhaps a color change can achieve that.
2. Preserving the existing roof provides reference of historic background of the area.
3. Perhaps is not possible to screen two larger transformers facing Church Ave., other than by using low-shrub material.
4. Landscaping can achieve braking of corner wall.

Motion was made by Member Protz to recommend approval of the project, as presented by the applicant, finding it in compliance with UDC Sections 5.12.7.C. and 5.1.7.D with the condition that applicant is to revise application materials to specify if second floor window on north elevation will be removed, and to indicate location and type of new outdoor lighting. The motion was duly seconded by Member Stebe, passed by a voice vote of 4-0. All in favor. Motion passed unanimously.

6. Staff Announcements

Informational

Staff announced one DDO case is expected to come in for landscaping modification.

Staff also announced Chair Anglin and Member Protz have informed of their resignation, since they will be moving out of City limits, in June and July, respectively. Also, Ms. Dickinson, registered architect, has submitted her letter of interest and resume to be part of the DRB.

Vice Chair Kappler expressed his desire to continue with his appointment as a DRB members for another term. Staff requested a letter of intent from Mr. Kappler so it can be forwarded to the Boards and Commissions.

7. Adjournment

Meeting Adjourned at 8:43 AM.